

Proposed Amendments to the Lincoln Center Redevelopment Plan for the 13th and L Redevelopment Project

Section III **13th and L Redevelopment Project Area**

The 13th and L Redevelopment Project Area is located on the block bounded by 13th, 14th, K, and L Streets, and is comprised of lots 4 to 6 of Block 97, Lincoln Original, the adjacent east-west alley including the returns, and adjacent public rights-of-way to the property lines on the north side of L from the west side of 13th to the east side of 14th Streets, and west side of 13th Street from the south Side of K to the north side of L Street. The goal of this project is to strengthen Downtown Lincoln with the construction of a new commercial complex. This project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of Downtown Lincoln. City support may include acquisition, demolition, and site preparation; utility improvements; street, streetscape, alley, and other public right-of-way improvements; façade improvements; parking and related amenities; energy improvements; and, other related public improvements.

Section IV

U. 13th and L Redevelopment Project Area

Revitalization Project Description

The 13th and L Redevelopment Project Area is located on the block bounded by 13th, 14th, K, and L Streets, and is comprised of lots 4 to 6 of Block 97, Lincoln Original, the adjacent east-west alley including the returns, and adjacent public rights-of-way to the property lines on the north side of L from the west side of 13th to the east side of 14th Streets, and west side of 13th Street from the south Side of K to the north side of L Street (See Exhibit IV - 158). The goal of this project is to strengthen Downtown Lincoln as the employment center of the City with the construction of a new commercial complex, with retail on the first floor and office on the floors above. This project will remove blighted and substandard conditions and will make a positive contribution to the continued revitalization of Downtown Lincoln.

City support may include acquisition, demolition, and site preparation; utility improvements; street, streetscape, alley, and other public right-of-way improvements; façade improvements; parking and related amenities; energy improvements; and, other related public improvements.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan. Project improvements correspond to several of the Downtown Redevelopment Goals identified in the Lincoln Center Redevelopment Plan. The redevelopment project addresses these goals by accomplishing the following:

- encouraging private redevelopment in Downtown Lincoln;
- encouraging the development of a vibrant retail presence;
- encouraging pedestrian traffic through enhanced pedestrian amenities;
- encouraging developers to seek Leadership in Energy and Environmental Design (LEED) Certification on new construction;
- encouraging development that is consistent and complementary to existing land uses, architectural styles, and building materials found Downtown; and,
- supporting Downtown business recruitment efforts.

The project is also consistent with the Downtown Master Plan Future Land Use and Employment Frameworks that designate this block as office, helping to accommodate the projected demand for an additional 2.3 million square feet of office space by 2025. The project does not conflict with proposed public right of way changes in the Plan, including the proposed two-way traffic on 13th Street south of O Street.

Statutory Elements

The 13th and L Redevelopment Project may involve acquisition, demolition, sales, or reconveyances as provided by law and consistent with the plan. The City may acquire property for public infrastructure and other needs. Exhibit IV-160 identifies the proposed uses in the project area.

The developer may consider constructing residential units as part of the commercial complex in the future, but is planning on constructing office and retail space at this time. The 27 residential units which exist within the boundaries today are not scheduled to be replaced.

Land coverage will be altered in the project area with the demolition of two buildings and their parking lots, and construction of one building, generally to the property lines. The ground floor is expected to house retail, drive through, and parking uses, with the upper floors cantilevered over the ground floor. The overall project will be of a higher density than that which exists today.

The existing street system within the project area will not be changed as a result of this project, except for the possible reconfiguration of on-street parking, drop off areas, loading zones, access points, and/or other configurations to accommodate the traffic flow into and around the development. Changes have been discussed and will be reviewed and approved by the Public Works Department before entering into the redevelopment agreement.

Parking in the adjacent area includes the Carriage Park (704-stall) public garage. Various on-street parking configurations are in the project area. The project will rely on public and private parking facilities, on-street parking stalls, and an approximately 20-stall parking facility constructed on site.

The area is located within the downtown B-4 business zone that allows for a wide range of uses, including the commercial development being proposed. Zoning will remain unchanged as a result of this project.

Proposed Costs and Financing

The estimated total cost to implement this private redevelopment project is \$6.5 million. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF), estimated to be \$830,000 (developer-purchased), generated from the private development within the project area.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.

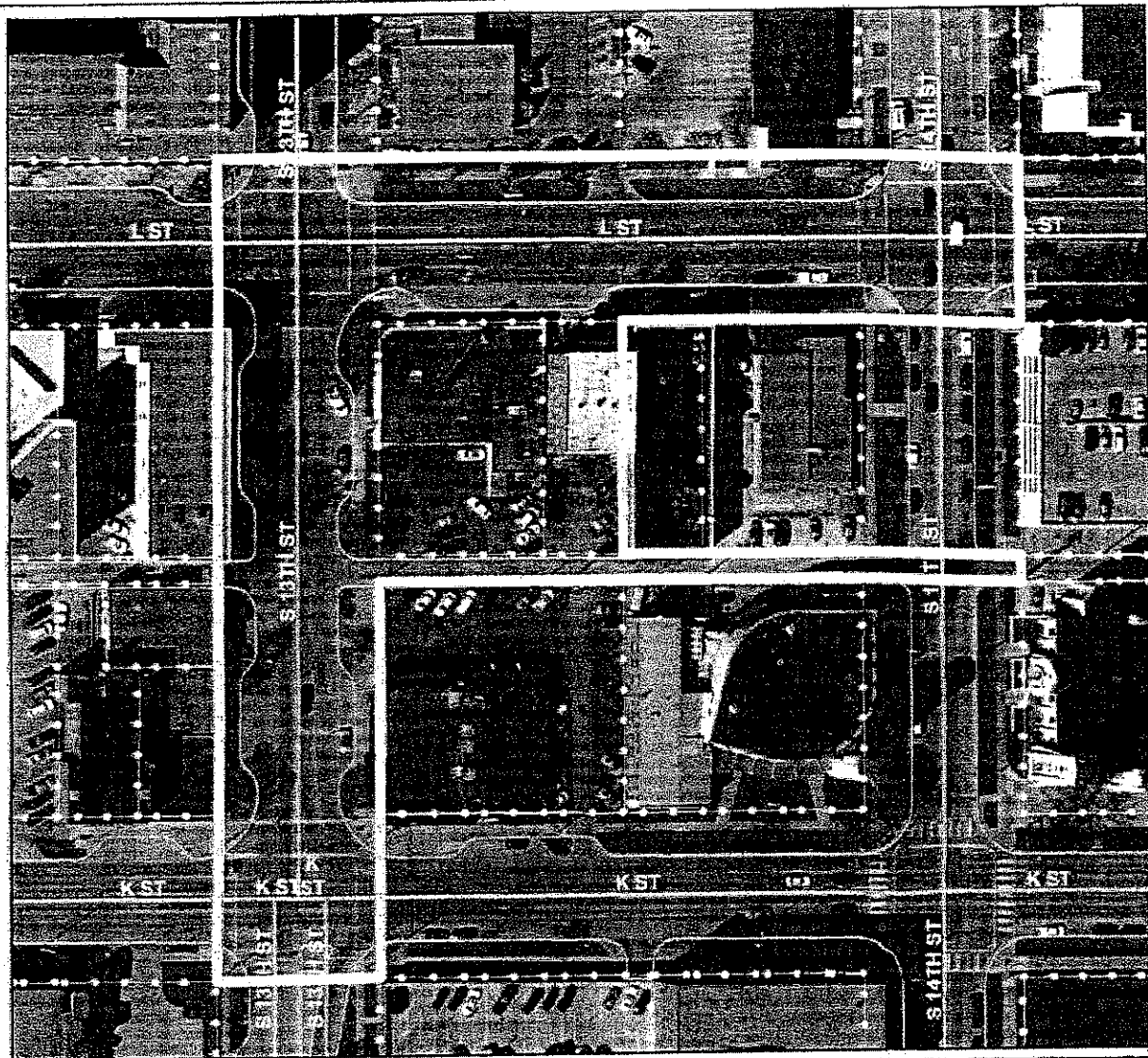
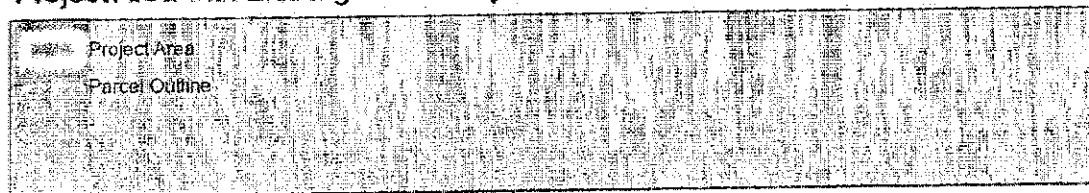


Exhibit IV - 158

Project Area with Existing Parcel Layout



13th & L Redevelopment Project Area

Lincoln Center Redevelopment Area

Drawn/Compiled by
The City of Lincoln, USD
Drawn/Compiled on: 03/16/2009



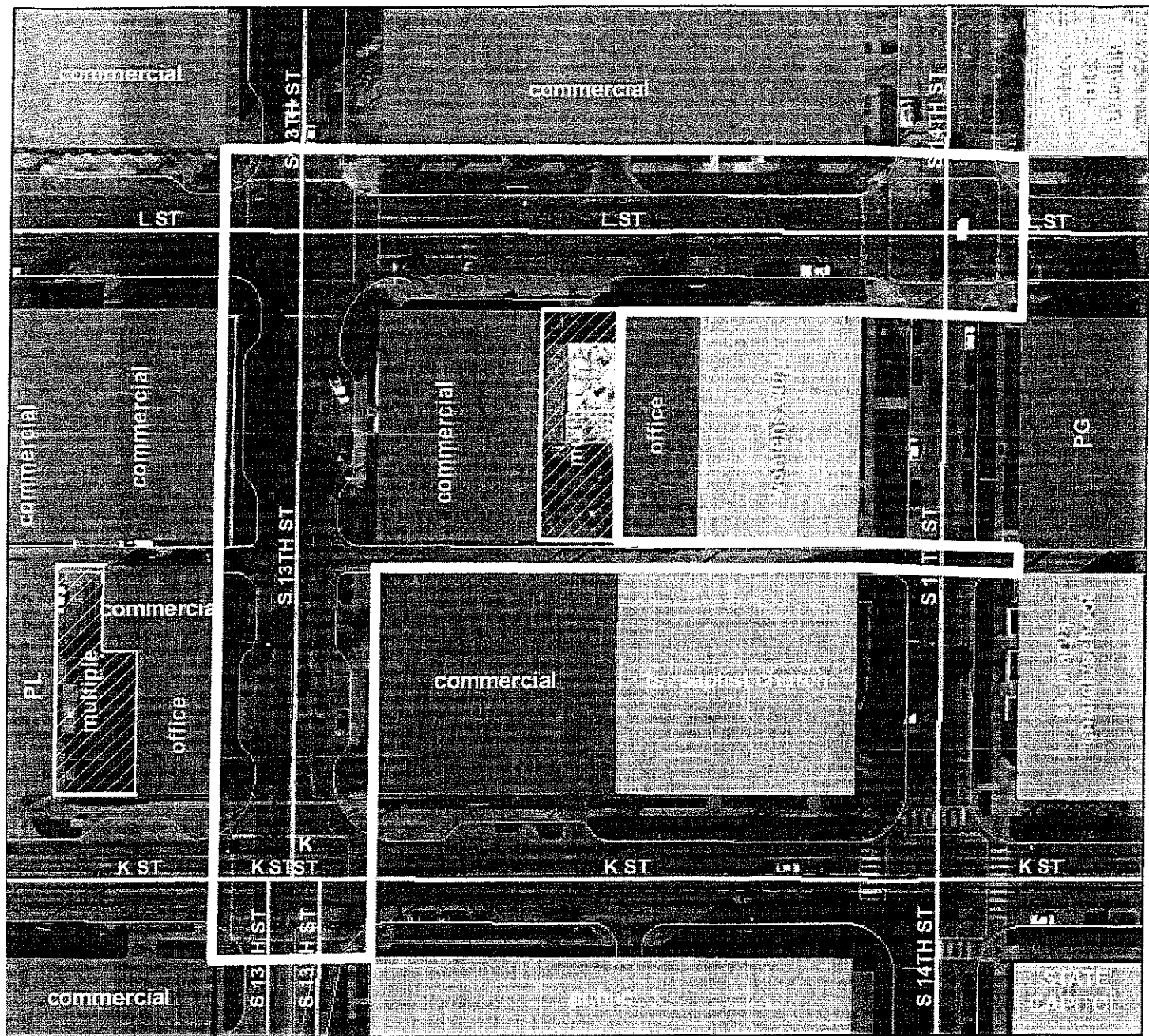
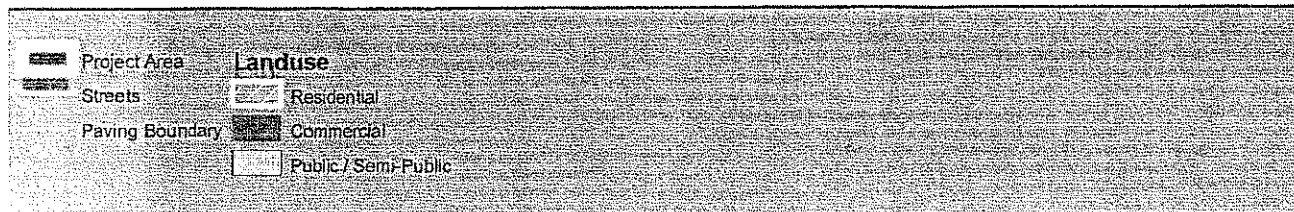


Exhibit IV - 159

Project Area with Current Landuse



13th & L Redevelopment Project Area

Lincoln Center Redevelopment Area

Created/Compiled by:
The City of Lincoln: UDO
Created/Compiled on: 10/19/2009



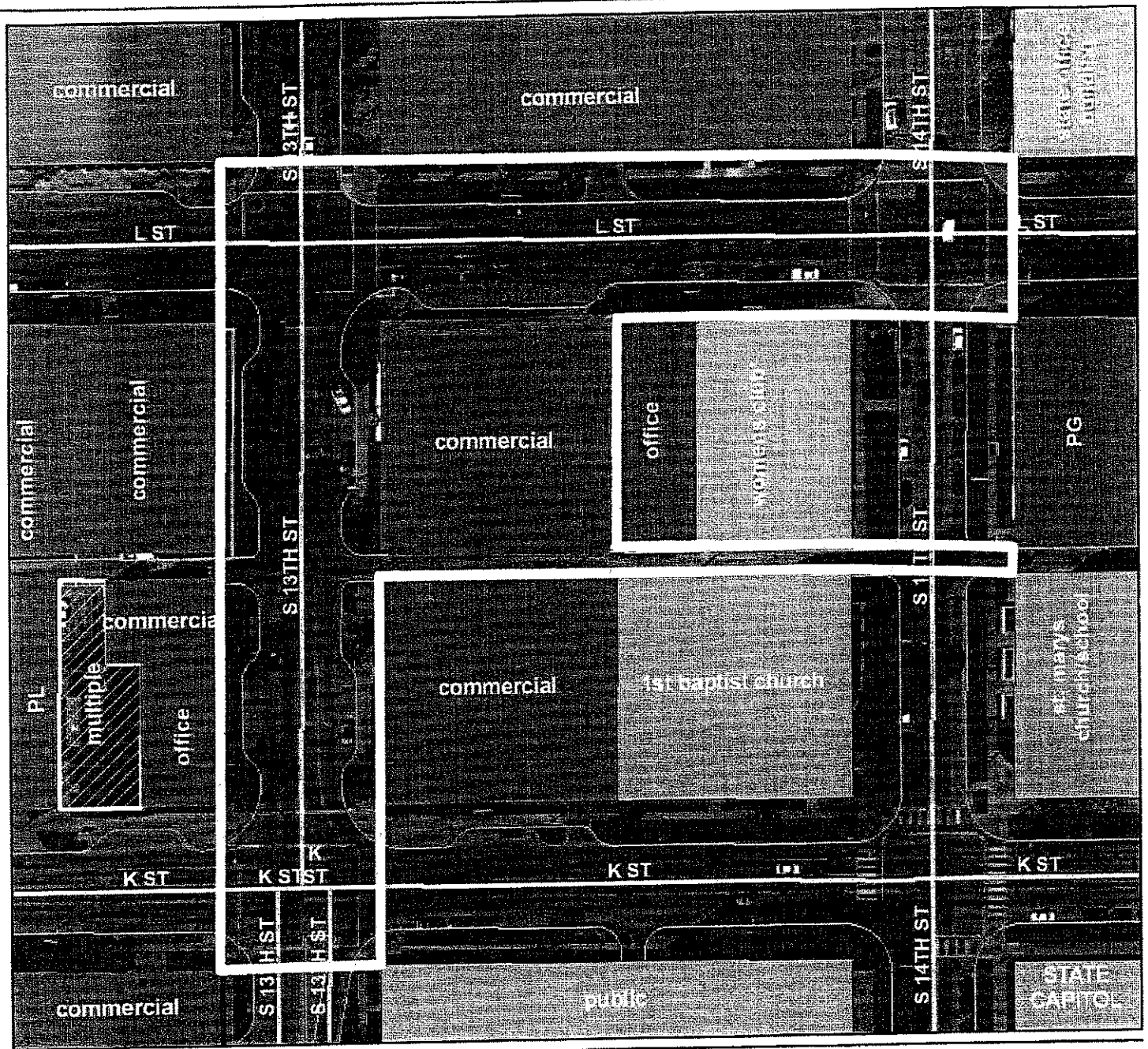
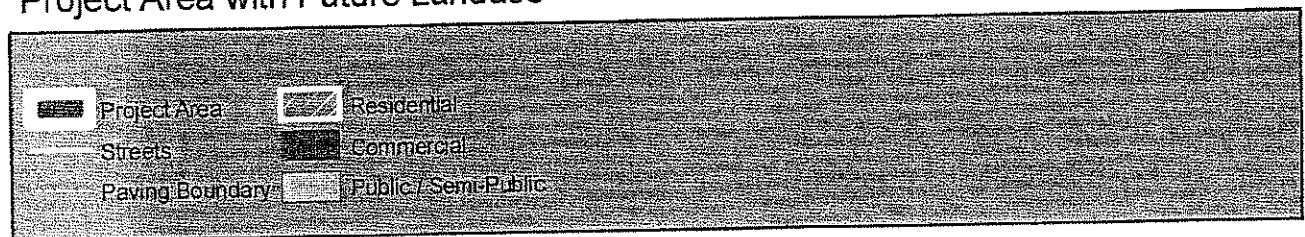


Exhibit IV - 160

Project Area with Future Landuse



13th & L Redevelopment Project Area

Lincoln Center Redevelopment Area

Created/Compiled by:
The City of Lincoln: UDD
Created/Compiled on: 10/19/2009





Lincoln-Lancaster County
Planning Department
Marvin S. Krout, Director

555 South 10th Street / Suite 213
Lincoln, Nebraska 68508
402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair
City-County
Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

November 6, 2009

TO: Neighborhood Associations/Organizations
Bernie Heier, Chair, Lancaster County Board of Commissioners
Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 09012**
(Proposed amendment to the Lincoln Center Redevelopment Plan)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 09012**, requested by the Director of the Urban Development Department, to review a proposed amendment to the **Lincoln Center Redevelopment Plan** as to conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan. This proposed amendment adds the "13th and L Redevelopment Project" to strengthen Downtown Lincoln as the employment center of the City with the construction of a new commercial complex, with retail on the first floor and office on the floors above. The Project Area is located on the block bounded by 13th, 14th, K and L Streets. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. A copy of the proposed amendment and maps are attached for your information. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, November 18, 2009**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at **1:00 p.m.** in the City Council Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department at 402-441-7866 or hsalem@lincoln.ne.gov; or the project planner in the Planning Department, Brandon Garrett, at 402-441-6373 or bgarrett@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, November 12, 2009, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at lincoln.ne.gov (keyword = pcagenda).

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis, Urban Development
Hallie Salem, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Downtown Lincoln Association
Ann Sidles

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ATTACHMENT "C"

Sandra Johnson
Woods Park Neigh. Assn.
639 S. 30 St.
Lincoln, NE 68510

Barbara Cornelius
Hartley Neigh. Assn.
3149 R Street
Lincoln, NE 68503

Curt Donaldson
Hartley Neigh. Assn.
2860 R Street
Lincoln, NE 68503

Pat Anderson
Everett Neigh. Assn.
1500 S. 11th St.
Lincoln, NE 68502

Annette McRoy
North Bottoms Neigh. Assn.
1142 New Hampshire St.
Lincoln, NE 68508

Dean Settle
Downtown Neigh. Assn.
128 N. 13th St. #404
Lincoln, NE 68508-1501

Judy Zohner, President
Downtown Neigh. Assn.
1300 G St. Unit 304
Lincoln, NE 68508

Dennis Restau
Antelope Park Neigh. Assn.
2724 Sumner St.
Lincoln, NE 68502

Scott Baird
Near South Neigh. Assn.
1932 S. 24 St.
Lincoln, NE 68502

P.C. Meza
South Salt Creek Neigh. Assn.
536 C Street
Lincoln, NE 68502

Peggy Struwe
Hawley Area Assn./co Neighborworks
2240 Q St
Lincoln, NE 68503-3545

Jeff Tangeman
Everett Neigh. Assn.
PO Box 81044
Lincoln, NE 68501

Gloria Eddins
Clinton Neigh. Org.
1700 N. 29th St.
Lincoln, NE 68503

Renee Malone
Clinton Neigh. Assn.
1408 N. 26 St.
Lincoln, NE 68503

Ed Patterson
Malone Neigh. Assn.
700 N. 24 St.
Lincoln, NE 68503

JoAnn Asch
Antelope Park Neigh. Assn.
3035 Franklin Street
Lincoln, NE 68502

Near South Neigh. Assn.
P.O. Box 80143
Lincoln, NE 68501

Chris Cashmere
West A Neigh. Assn.
3510 W. Plum
Lincoln, NE 68522

Ted Triplett
Belmont Community Organization
~~4420 N. 14th St.~~ 5300 Derby Dr
Lincoln, NE ~~68524-1007~~
68516-4960

Rose Wiese
Capitol Beach Community Assn.
PO Box 81141
Lincoln, NE 68501

Becky Martin
Woods Park Neigh. Assn.
338 S. 29 St.
Lincoln, NE 68510

Mike James
Woods Park Neigh. Assn.
145 S. 28 St.
Lincoln, NE 68510

Mike Gengler
Woods Park Neigh. Assn.
442 S. 28 St.
Lincoln, NE 68510

Richard Patterson
Woods Park Neigh. Assn.
230 S. 29 St.
Lincoln, NE 68510

Frank Smith
North Bottoms Neigh. Assn.
1117 Claremont
Lincoln, NE 68508

James Garver
Near South Neigh. Assn.
815 Elmwood Ave.
Lincoln, NE 68510

Gary Irvin
South Salt Creek Neigh. Assn.
645 D St.
Lincoln, NE 68502

Sue Landholm
Everett Neigh. Assn.
946 Peach St.
Lincoln, NE 68502

Barb Morley
Malone Neigh. Assn.
700 N. 24
Lincoln, NE 68503

Vicki Cover
Hawley Neigh. Assn.
2610 S St.
Lincoln, NE 68503

Cletia Price
Antelope Park Neigh. Assn.
1810 Jefferson Avenue
Lincoln, NE 68502

Bill Hergott
West A Neigh. Assn.
1710 W. Washington St.
Lincoln, NE 68522

William Vocasek
West A Neigh. Assn.
1903 W. Mulberry Ct.
Lincoln, NE 68522

Lisa Good
Antelope Park Neigh. Assn.
3036 Franklin Street
Lincoln, NE 68502

William Wood
Everett Neigh. Assn.
808 D St.
Lincoln, NE 68502

Everett Neigh. Assn.
PO Box 81044
Lincoln, NE 68501

Tim Francis
Hawley Area Assn.
2511 T St.
Lincoln, NE 68503

Robert Bowen
West A Neigh. Assn.
1901 W. South Street
Lincoln, NE 68522

Ralph Johnson
Hartley Neigh. Assn.
819 N. 33 St.
Lincoln, NE 68503

Dave Landis
Urban Development

Hallie Salem
Urban Development

Bernie Heier, Chair
Lancaster County Board of Commissioners

Dr. E. Susan Gourley, Superintendent
Lincoln Public Schools
5901 "O" Street
Lincoln, NE 68510

Educational Service Unit #18
c/o David Myers
5901 O Street
Lincoln, NE 68510

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

Glenn Johnson
Lower Platte South NRD
P.O. Box 83581
Lincoln, NE 68501

Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Terry Uland
Downtown Lincoln Association
206 S. 13th Street, Suite 101
Lincoln, NE 68508-2040

Ann Sidles
1301 L Street
Lincoln, NE 68508

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Lincoln-Lancaster County 555 South 10th Street / Suite 213
 Planning Department Lincoln, Nebraska 68508
 Marvin S. Krout, Director 402-441-7491 / fax: 402-441-6377

Lynn Sunderman, Chair
 City-County
 Planning Commission



MAYOR CHRIS BEUTLER

lincoln.ne.gov

December 4, 2009

TO: Neighborhood Associations/Organizations
 Bernie Heier, Chair, Lancaster County Board of Commissioners
 Dr. E. Susan Gourley, Superintendent, Lincoln Public Schools
 Educational Service Unit #18, c/o David Myers
 Board of Regents, University of Nebraska-Lincoln
 President, Southeast Community College
 Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Lincoln Center Redevelopment Plan**
 ("13th & L Redevelopment Project")

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting an amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on **Monday, January 4, 2010, at 3:00 p.m.**, in the Hearing Room on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

This proposed amendment adds the "13th and L Redevelopment Project" to strengthen Downtown Lincoln as the employment center of the City with the construction of a new commercial complex, with retail on the first floor and office on the floors above. The Project Area is located on the block bounded by 13th, 14th, K and L Streets. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. You were previously provided with maps and a copy of the proposed amendment.

On November 18, 2009, the Lincoln City-Lancaster County Planning Commission voted 8-0 to find the proposed amendment to the **Lincoln Center Redevelopment Plan** to be in conformance with the 2030 Lincoln-Lancaster County Comprehensive Plan (Comprehensive Plan Conformance No. 09012).

If you would like additional information, you are encouraged to contact Hallie Salem in the Urban Development Department (441-7866 or hsalem@lincoln.ne.gov), or the Planning Department staff planner, Brandon Garrett (441-6373 or bgarrett@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on December 14, 2009, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, December 10, 2009.

Sincerely,

Jean Preister
 Administrative Officer

cc: Dave Landis, Urban Development
 Hallie Salem, Urban Development
 Rick Peo, Chief Assistant City Attorney
 Norm Agena, County Assessor
 Downtown Lincoln Association
 Ann Sidles

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, December 11, 2009 AND FRIDAY, December 18, 2009:

Notice is hereby given that the Lincoln City Council will hold a public hearing on Monday, January 4, 2010, at 3:00 p.m., in the City Council Hearing Room on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (441-7606) or the Planning Department (441-7491):

1. A resolution approving and adopting a proposed amendment to the Lincoln Center Redevelopment Plan adding the "13th and L Redevelopment Project" to strengthen Downtown Lincoln as the employment center of the City with the construction of a new commercial complex, with retail on the first floor and office on the floors above. The Project Area is located on the block bounded by 13th, 14th, K and L Streets. The Lincoln Center Redevelopment Plan Area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west.

Joan Ross
City Clerk